

**TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING  
TUESDAY, MAY 16, 2017**

Location: Town Hall Annex, Second Floor Meeting Room

Present: Allen Reedy, Vice Chairman  
Adam Chapdelaine  
Bill Hayner  
John Maher  
Bob Jefferson  
Ruthy Bennett  
Brett Lambert

Guests: Burt Barachowitz, PMA  
Brian DeFilippis, PMA  
Rob Juusola, NV5  
Tim Baker, NV5  
Lee Rich, DRA  
Phil Conroy, Shawmut  
Michael Rademacher, DPA  
Karen Donato, Principal of Thompson Elementary School  
Michael Hanna, Principal of Stratton School

Absent: Chairman John Cole

The Vice Chairman, Allen Reedy, convened the meeting at 7:30 PM.

**THOMPSON SCHOOL**

Mr. Barachowitz gave an update on the progress of the work and provided a handout entitled, "Project Manager Report." Both Brian and Burt stated that substantial progress has been made, and now the General Contractor may only be about a week or two behind schedule.

**STRATTON SCHOOL**

Mr. Juusola reported that the project is on budget and on schedule. The electrical and mechanical work is progressing. Unit ventilators, white boards are being installed as is the fire alarm system. The moving out and moving in schedule is being discussed. Mr. Juusola provided an update of the project budget including the contingency log by means of a handout. On page two of the handout he listed committed and anticipated costs. Mr. Jefferson wanted it noted that we should not spend money just because we have excess funds, but we should, of course, have the project done correctly in any event.

There was much discussion concerning a storage area including the configuration thereof and costs associated therewith.

On a motion by Hayner, seconded by Maher, a Professional Services contract for a landscape design through DRA in the amount of \$22,000 was unanimously voted. There was a handout delineating same.

### **GIBBS SCHOOL**

Mr. Juusola reported that the project was on schedule. He provided a budget handout and went into great detail concerning its particulars. He and Mr. Chapdelaine stated that a reconciliation of the project estimates was done, and the project cost was brought within the 27 million dollars budget. The project will include the generator and chiller. The GMP bids are due August 10th.

Feingold Alexander is finalizing a LEED's energy model. The Gibbs Advisory Committee is having a meeting to go over the colors of finishes, and so forth. A professional services contract in the amount of \$16,000 for Fuss & O'Neil for additional HazMat work was unanimously approved on a motion by Hayner, seconded by Chapdelaine.

### **DEPARTMENT OF PUBLIC WORKS YARD**

Mr. Rodemacher, Ms. Bennett, and Mr. Lambert had interviewed potential Project Managers and determined that Vertex and KVA are very close in qualifications. Vertex's contract bid is \$60,000, whereas, KVA's contract bid is \$90,000. However, since the Subcommittee slightly favored KVA, on a motion by Chapdelaine, seconded by Hayner, the Committee designated KVA as the Owner's Project Manager, subject to successful negotiations of the contract. If the negotiations are not successful, then negotiations with Vertex would be authorized.

### **HARDY SCHOOL**

Responses to the Request for Proposals for an Owner's Project Manager are due on May 24, 2017.

### **HOUSEKEEPING**

On a motion by Jefferson, seconded by Bennett, the minutes of the May 2, 2017, meeting were unanimously approved.

### **INVOICES**

#### **Community Safety Building**

1. PMA to close out the project in the amount of \$4,400; and
2. Union Offices (furniture) in the following amounts:  
\$2,021, \$1,534, \$2,259, \$710, and \$1,710 storage charge (delayed construction).

#### **Thompson School**

1. HMFH in the amount of \$16,000;
2. PMA in the amount of \$18,915;
3. GTC Pay Requisition #6 in the amount of \$294,903 (previously voted);
4. Briggs in the amount of \$868 for testing; and
5. Gurney for water testing in the amount of \$200.

Whereupon, at 9:04 PM a motion was made by Maher, seconded by Jefferson, to adjourn and it was unanimously voted.

Respectfully submitted,

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John F. Maher, Clerk Pro Tem